



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

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PSB 34/21

### Staff REPORT

for Board meeting April 7, 2021

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

**040721.21      Maud Building  
311 1<sup>st</sup> Ave S**

Proposed painting of brick on the alley

Staff report: Both the District Rules and the Secretary of Interior's guidelines do not recommend painting unpainted brick. When paint is considered necessary in a circumstance, it recommends using a breathable product. It does appear that the bricks and the mortar has been severely damaged by past graffiti removal. A letter was included from Graffiti Busters, but the letter does not identify what kind of solution they used, or what water pressure they used, so there is no way to know from the information provided, if the reason for the damage was inappropriate methods of cleaning and paint removal or because of the number of times the graffiti was removed, and that this façade was not originally and exterior façade or both. Regardless, the brick and the mortar is damaged as a result and weather exposure and futures cleanings will continue to deteriorate the brick. The Board will need to determine if all alternatives to paint have reasonably been considered. The application includes a couple of recommendations that say the brick is too far damaged for a temporary clear graffiti coating. The recommendation also includes the suggestion of tuck pointing and rotating the bricks. The process of rotating bricks also comes with risks of damage. Tuck pointing is not proposed in the application. If painting in this circumstance is found appropriate the Board should determine if the product is appropriate and an appropriate color. For clarification, the painted wall on the other side of the parking lot may not to have a Certificate of Approval. It appears on Google street view images in the earliest photo available of 2008, and there is no Certificate of Approval in out C of A list that goes back to 2002. The paper file was not available at time of writing the staff report. However, the circumstances for this proposal should be considered independently anyway.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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Draft Motion: I move to recommend granting a Certificate of Approval for painting (add color) the brick the first 10 feet on the north façade.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 7, 2020* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

### **Pioneer Square Preservation District Rules**

#### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

## Secretary of Interior's Standards

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

### Guidelines for Rehabilitating Historic Buildings

#### RECOMMENDED

***Identifying, retaining and preserving*** masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.

***Protecting and maintaining*** masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.  
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no

#### NOT RECOMMENDED

Removing or substantially changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.  
Replacing or rebuilding a major portion of exterior masonry walls that could be repaired, thereby destroying the historic integrity of the building.  
**Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.**  
Removing paint from historically-painted masonry.

Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp.

Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, thereby needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.

damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted.



Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.

Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints.

Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures. Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces.

Preservation Brief 1 **Cleaning and Water-Repellent Treatments** [for Historic Masonry Buildings](#)

Preservation Brief 2 **Repointing Mortar Joints** in Historic Masonry Buildings

Preservation Brief 6 **Repointing Mortar Joints** in Historic Masonry Buildings

Preservation Brief 38 **Removing Graffiti** from Historic Masonry

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